

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 10-M-25-RZ **Related File Number:**  
**Application Filed:** 8/25/2025 **Date of Revision:**  
**Applicant:** WORLEY BUILDERS INC.

## PROPERTY INFORMATION

**General Location:** East, southwest and northeast side of S Gallaher View Rd, northwest of Westland Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 133 042, 030 **Jurisdiction:** County  
**Size of Tract:** 5.5 acres  
**Accessibility:** Access is via S Gallaher View Road, where it forks into two section before terminating at Westland Drive. One section is a major collector with 25-35 ft of pavement width within a 70-124 ft right-of-way, and the other is an unstriped local street with 15-19 ft of pavement width within a 45-55 ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** up to 6 du/ac  
**Planning Sector:** West City **Plan Designation:** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is surrounded by single family subdivisions with small (0.25 acre) lots, and there are some single family houses on large lots and multifamily subdivisions within a mile radius. The railroad runs directly to the south of the subject property, and there is a transformer to the southwest across the tracks.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 860 S GALLAHER VIEW RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension, but the subject property abuts PR (Planned Residential) up to 4 and 5 dwelling units per acre.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 6 du/ac because it will bring future land use into greater harmony with surrounding residential development, subject to 1 condition.

Staff Recomm. (Full): 1. Widening the westernmost fork of S Gallaher View Road to an 18-ft pavement width per the requirements of Knox County Engineering and Public Works.

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property currently functions as a Holston Gas depot, which is an outlier land use in an area almost exclusively comprised of single-family detached residential subdivisions. The transition from A (Agricultural) zoning to PR (Planned Residential) and RA (Low Density Residential) zoning began in the 1980s. The most recent changes to development are the completion of the Westland Station neighborhood adjacent to the west and the Westland Creek neighborhood to the southwest in 2024.
2. Surrounding development and recent changes support the requested PR zone with a density of up to 6 du/ac. This density is compatible with surrounding RA and PR zoning districts, which are generally in the range of 4 to 5 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE

1. The PR zone is intended to provide optional methods of land development that are responsive to environmental constraints on a site. A unified building and site plan is a defining aspect of this zone, as well as compatibility with surrounding zones.
2. The subject property has functioned in a more industrial manner for many years, with noxious gas storage and a rail line terminal existing on the property. The property was also divided into two parcels in the late 1990s when S Gallaher View Road was redirected to provide a safer intersection with Westland Drive. These conditions warrant consideration of the PR zone to provide more flexibility in where residential development can be concentrated to accommodate site constraints. The parcel is also surrounded by PR zoning, making it a more compatible fit with the area than the existing A (Agricultural) zone, which requires a 1-acre minimum lot size.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. There are no adverse impacts anticipated to occur with the proposed rezoning. The density proposed is compatible with surrounding zoning, and the PR zone requires development plan review by the Planning Commission, providing a public forum for review of a future site plan.
2. The condition to widen the westernmost fork of S Gallaher View Road is intended to improve this substandard street per Engineering requirements.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The PR zone with a density of up to 6 du/ac is a partially related zone to the property's SR (Suburban Residential) place type designation in the Knox County Comprehensive Plan. This request meets the additional requirements for a partially related zone by being compatible with the current zoning of adjacent sites.
2. This rezoning is aligned with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. This rezoning will bring the property into greater harmony with surrounding development than its current zoning and land use.
3. This rezoning is consistent with the subject property's location within the Planned Growth Area of the Growth Policy Plan.

**Action:** Approved with Conditions **Meeting Date:** 10/2/2025

**Details of Action:**

**Summary of Action:** Approve the PR (Planned Residential) zone with up to 6 du/ac because it will bring future land use into greater harmony with surrounding residential development, subject to 1 condition.

**Date of Approval:** 10/2/2025 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/10/2025

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**